

IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
NW/S Painters Mill Road, 82' \* DEPUTY ZONING COMMISSIONER  
SW of Red Run Boulevard  
(4720 Painters Mill Road)  
2nd Election District  
2nd Councilmanic District  
Hill Limited Partnership  
Petitioners  
\* OF BALTIMORE COUNTY  
\* Case No. 91-297-X

AMENDED ORDER

WHEREAS, the Petitioners herein requested a special exception to permit office buildings on the subject property in accordance with the plan submitted and identified as Petitioner's Exhibit 1;

WHEREAS, the relief requested was granted subject to restrictions by Order issued April 17, 1991;

WHEREAS, Counsel for Petitioners subsequently submitted a request that the Order be amended to specify a period of five years for utilization of the special exception granted in lieu of the two years permitted by Section 502.3 of the B.C.Z.R. to allow Petitioners ample time to arrange for construction financing and secure suitable tenants;

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of May, 1991 that the Petitioners' request to amend the Order issued April 17, 1991 to permit Petitioners five years from the date of said Order in which to utilize the special exception granted therein, be and the same is hereby GRANTED; and,

IT IS FURTHER ORDERED that all other conditions and restrictions contained in the Order issued April 17, 1991 shall remain in full force and effect.

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

ANN-bjs  
cc: John B. Howard, Esquire  
Robert A. Hoffman, Esquire  
210 Allegheny Avenue, Towson, Md. 21204  
People's Counsel; File

IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
NW/S Painters Mill Road, 82' \* DEPUTY ZONING COMMISSIONER  
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(4720 Painters Mill Road)  
2nd Election District  
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Hill Limited Partnership  
Petitioners  
\* OF BALTIMORE COUNTY  
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FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception to permit office buildings on the subject property in accordance with Petitioner's Exhibit 1.

The Petitioners, by Harvey Miller, President, Red Run, Inc., General Partner, appeared, testified and were represented by John B. Howard, Esquire and Robert A. Hoffman, Esquire. Also appearing on behalf of the Petition were Peter Bosworth and Ross Daniels, Partners, Henry LeBrun, Real Estate Insurance Broker, Mickey Cornelius with The Traffic Group, Peter Powell, Architect, Bill Kirwin, Land Planner, and Dean Hoover, Engineer. There were no Protestants.

Testimony indicated that the subject property, known as 4720 Painters Mill Road, consists of 2.031 acres more or less zoned R.A.E. and is presently unimproved. Petitioners are desirous of constructing a three-story general office building of 54,600 sq.ft. as depicted on Petitioner's Exhibit 1. Mr. Miller testified Petitioners purchased the property in November, 1988 with the intention originally of developing the property as an elderly retirement residential center and/or high-rise apartments. He indicated that after two years of speaking with numerous national developers in the field of elderly retirement centers, including, but not limited to, Retirement Centers of America, Marriott Land Design, Merid-

lan and lenders regarding obtaining financing for a high-rise apartment building or elderly housing facility on the subject site, Petitioners were unsuccessful in their efforts to develop the property as such. Mr. Miller indicated everyone he turned to indicated that the area could not support high density residential development permitted on the subject property in the foreseeable future. Mr. Miller testified that, thereafter, he contacted Henry LeBrun, a local real estate broker to look at the subject property and assess the situation.

Mr. LeBrun testified that he has been in the real estate business for the past 32 years and has had extensive involvement in real estate transactions in the Owings Mills area for the past 5 years. He testified that Mr. Miller contacted him in the summer of 1990 for his opinion as to the feasibility of using the subject property for either an elderly housing facility or high-rise apartment complex. After describing the commercial office development in the area and proximity of the subject property to Painters Mill Road, Mr. LeBrun concluded in his opinion that the proposed development is appropriate and is the only feasible use of the property at this time. Mr. LeBrun further concluded in his opinion that development as proposed would not be detrimental to the health, safety or general welfare or be inconsistent with the zoning regulations.

Mickey Cornelius testified concerning the impact the proposed development would have on traffic in the area. Mr. Cornelius testified that he was familiar with the surrounding area and current traffic conditions. Testimony indicated that as a result of traffic studies performed by The Traffic Group and County records, the current level of service at the nearest intersection of Painters Mill Road and Red Run Boulevard is Level Service A. After reviewing their traffic studies and the projected

generated number of trips resulting from the proposed development, as set forth in the Trip Generation, September 1987/Institute of Transportation Engineers figures, Mr. Cornelius concluded that the proposed development would not have an adverse affect on traffic conditions nor change the level of service. To support his testimony he introduced traffic data for Hill Limited Partnership, which has been marked Petitioner's Exhibit 3A, and trip generation data contained in the Trip Generation, September 1987/Institute of Transportation Engineers report, marked Petitioner's Exhibit 3B.

Petitioners next called Peter Powell, Architect, who introduced Petitioner's Exhibit 4, the proposed design of the building.

Petitioners proffered the testimony of Dean Hoover, Engineer, including the accuracy of the data contained on Petitioner's Exhibit 1. Mr. Hoover's testimony concluded that the development of an office building as proposed would have a much less burden on the septic systems in the area than a high-rise apartment building.

Petitioners next called William Kirwin, Land Planner, who introduced pictures of the subject property and surrounding development which has been marked Petitioner's Exhibits 5A through 5D. Mr. Kirwin testified as to his familiarity with the surrounding property and the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). In reviewing the conditions set forth therein, Mr. Kirwin concluded that the proposed development would not conflict with any of the requirements. He further indicated that in his opinion the proposed development was the most feasible in light of surrounding uses and location of the subject property.

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-297-X

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use

herein described property for office buildings pursuant to B.C.Z.R.

\$201.2 A.6

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Hill Limited Partnership  
(Type or Print Name)  
Signature: Harvey L. Miller, President, Red Run, Inc., General Partner  
Address: 200 Village Square  
City and State: Village of Cross Keys  
Baltimore, Maryland 301/435-5540  
City and State: 21210  
Name and telephone number of legal owner, contract purchaser or representative to be contacted: John B. Howard, Esquire  
Name: Venable, Baetjer and Howard  
Address: 210 Allegheny Avenue  
Towson, Maryland 21204  
City and State: 301/823-4111  
Telephone No. 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of January, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of April, 1991, at 2 o'clock p.m.  
J. Robert Hines  
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING  
Date 4/17/91  
By [Signature]

ESTIMATED LENGTH OF HEARING - 1/2 HRS.  
AVAILABLE FOR HEARING  
NCS/TPS/STD. - NEXT TWO MONTHS  
ALL [Signature]  
REVIEWED BY: CAM DATE 27 Dec 90

264

It is clear that the B.C.Z.R. permits the use proposed in an R.A.E. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

ORDER RECEIVED FOR FILING  
Date 4/17/91  
By [Signature]

- 4 -

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of April, 1991 that the Petition for Special Exception to permit office buildings on the subject property in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Prior to the issuance of any permits, Petitioners shall submit a landscape plan for approval by the Deputy Director of Planning. A copy of the approved plan shall be submitted to this Office for final approval by the Zoning Commissioner and/or Deputy Zoning Commissioner and inclusion in the case file prior to the issuance of any permits. Said landscaping shall be maintained at all times and replaced as necessary.
- 4) The subject development must be in conformance with any and all requirements imposed on Petitioner by CMC which must be addressed and incorporated onto the site plan prior to the issuance of any permits.
- 5) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 4/17/91  
By [Signature]

ANN-bjs

- 5 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204  
April 17, 1991  
887-3353

John B. Howard, Esquire  
Robert A. Hoffman, Esquire  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION  
NW/S Painters Mill Road, 82' SW of Red Run Boulevard  
(4720 Painters Mill Road)  
2nd Election District - 2nd Councilmanic District  
Hill Limited Partnership - Petitioners  
Case No. 91-297-X

Dear Messrs. Howard and Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Mr. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

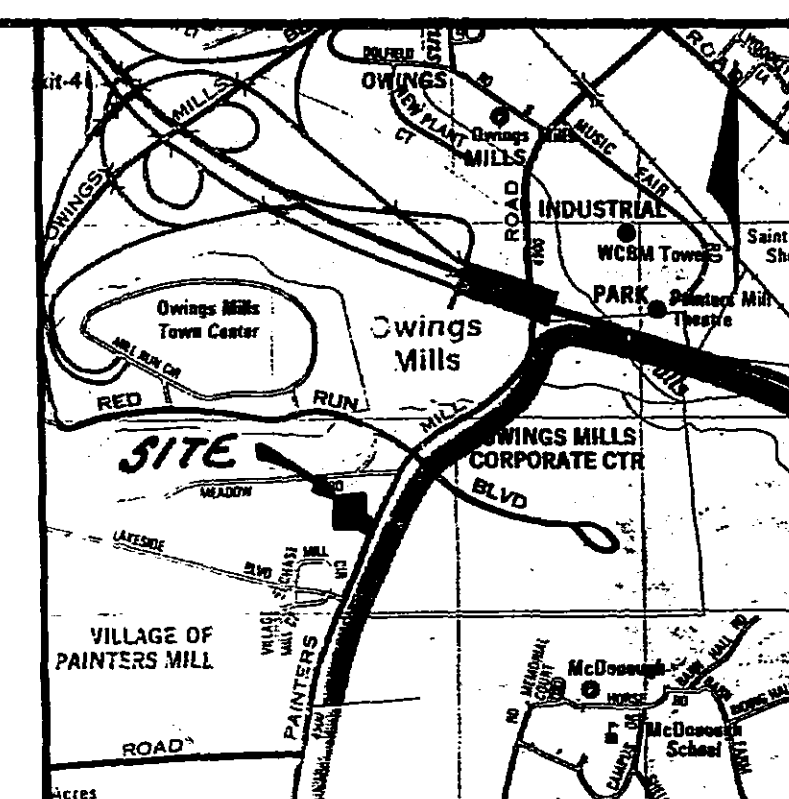
ANN-bjs  
cc: People's Counsel  
File



SOIL TYPES & LIMITATIONS			
SOIL TYPE	BUILDING	PAVING	CLASS
Cc B <sub>2</sub>	SLIGHT	SLIGHT	B
GaA	SEVERE	MODERATE	SEVERE

## GENERAL NOTES

- EXISTING ZONING: RAE-2  
CURRENT USE: VACANT PROPOSED USE: 3-STORY GENERAL OFFICE BLDG. - 39,700 S.F.
- COUNCILMANIC DISTRICT: 2
- WATERSHED: 23 RD RUN
- SUBSUNGSHED: 46
- ELECTION DISTRICT: #6
- TAX: #003230250
- DEED REFERENCES: 8015/446 & 7190/253
- NO WETLANDS, NO SIGNIFICANT GEOLOGICAL FORMATIONS OR OTHER UNUSUAL NATURAL FORMATION, NO CRITICAL AREAS, NO ARCHAEOLOGICAL SITES, AND ENDANGERED SPECIES HABITAT AND NO HAZARDOUS MATERIALS ON SITE TO THE BEST OF OUR KNOWLEDGE.
- TRANSIT SERVICE VIA METRO BUS LANE #11 ON PRINTER'S MILL ROAD AND RED RUN BLVD. TO METRO RAIL LINE EVERY 15 MINUTES AT DRINKS MILL MARL SITE.



VICINITY MAP  
SCALE: 1"=400'

- AREA:  
NET AREA OF SITE: 2.031 AC. ± = 88,470 S.F.  
GROSS AREA OF SITE: 2.007 AC. ± = 86,933 S.F.
- FLOOR AREA PERMITTED:  
RAE-2 4.0 ± 94,933 S.F. ± 363,732 S.F.
- FLOOR AREA PROPOSED:  
19,300 ± S.F. PER FLOOR × 3 FLOORS OF OFFICE 57,900 ± S.F.  
COMMON NON-LEASABLE AREA: RESTROOMS, ELEVATORS, AND REST OR WAITING AREAS: 1,700 S.F. / FLOOR × 3 = 5,100 S.F.  
NET BUILDING AREA 54,800 S.F. FOR PARKING CALCULATION.
- PARKING PROVIDED: 173  
PARKING REQUIRED: 172  
GROSS S.F. = 10,851 (INCLUDES BATHROOMS, ELEVATORS, STAIRWELLS, ATRIUM) ± NET AREA  
1ST FLOOR: 19,300 S.F. ± 2,205 S.F. ± 17,095 S.F.  
2ND FLOOR: 19,300 S.F. ± 1,441 S.F. ± 17,859 S.F.  
3RD FLOOR: 19,300 S.F. ± 1,441 S.F. ± 17,859 S.F.  
54,800 S.F. GENERAL OFFICE (4.3/100) ± 100.18 PARK SP. REQ'D.  
MINUS 5% REDUCTION FOR TRANSIT LINE SERVICE = 9 SPACES  
101 - 9 = 172 PARK SP. REQ'D.  
A. OPEN UNDER BLDG.: 49 SP  
B. OUTSIDE LIMITS OF BLDG.: 122 SP  
C. 6 HANDICAPPED SPACES  
COMPACT SPACES ALLOWED 40% OF TOTAL 171 SP = 68 SP  
COMPACT SPACES PROVIDED: 40 SP
- AMENITY OPEN SPACE:  
REQUIRED (21% OF NET AREA RAE-2)  
2.031 AC. ± 88,470 S.F. ± 17,694 S.F.  
PROVIDED: 27% OF NET AREA = 24,300 S.F.  
LANDSCAPE REQUIREMENT:  
TOTAL PARKED AREA OF PARKING LOT: 31,600 S.F.  
MIN. PARK LOT LANDSCAPED AREA: 7% × 31,600 = 2,212 S.F.  
LANDSCAPING AREA PROVIDED: 3,700 S.F.
- STORMWATER MANAGEMENT AND WATER QUALITY (STO) BE PROVIDED UNDERGROUND.
- MAXIMUM HEIGHT OF BUILDING IS MEASURED FROM THE FRONT LOBBY TO PEAK OF BLDG. THIS MEASUREMENT IS TAKEN FROM THE EXISTING GROUND ELEVATION BEFORE THE GRADING OF THE SITE TO THE PROPOSED HIGHEST PART OF BLDG. MAX HEIGHT = 38' ±

- SIDE YARD SETBACK FOR A BUILDING UNDER 40' IN HEIGHT = 15' FRONT YARD SETBACK IS 60' FROM CENTERLINE OF STREET OR 15' FROM RIGHT OF WAY.
- PUBLIC WATER AND SEWER AVAILABLE.
- AREA BETWEEN THE RIGHT LINES AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
- ON-SITE LIGHTING SHALL BE SO ARRANGED AND SHIELDED AS TO CONFINE ALL DIRECT LIGHT RAYS ENTIRELY WITHIN THE BOUNDARY LINES OF THE SITE AND TO PREVENT THE REFLECTED LIGHT RAYS FROM SHINING OR GLARING ONTO ANY PORTION OF ANY ADJACENT MOTORWAY OR INTO THE PATH OF ON-COMING VEHICLES.
- NO RETAIL USES ARE PROPOSED IN THIS OFFICE BUILDING AT THIS TIME.
- ALL PARKING, MANEUVERING & ISLE AREA WILL BE PAVED WITH MACADAM & PERMANENTLY STRIPED.
- AVERAGE DAILY TRIPS: 14 TRIPS/1000 S.F. OF BUILDING 54,800/1000 = 14.5 ± 25.8 A.D.T.
- SIGN GUARDANCE WILL BE APPLIED FOR AT A LATER DATE. NO SIGNS ARE SHOWN AT THIS TIME. A DETAILED SIGN PLAN WILL BE SUBMITTED WITH THE VARIANCE REQUEST.
- APPLICATION WILL BE MADE FOR METROPOLITAN SANITARY SEWER AND WATER SERVICE.
- THE AREA WHERE THE DEVELOPMENT IS LIMITED BY THE SML CONDITIONS THE FOLLOWING ITEMS WILL BE ADDRESSED:  
1) EX. STORM DRAIN SYSTEM 66-1018 WILL BE EXTENDED THROUGH THE SITE.  
2) PROPOSED MILL MATERIAL WILL BE USED IN THE CONSTRUCTION OF PIPE.  
3) A PARKING LOT WILL BE CONSTRUCTED OVER THE SYSTEM.
- PHASE CONSTRUCTION SUCH THAT SWIM & SEDIMENT CONTROL DO NOT HAVE TO UTILIZE THE UNDERGROUND FACILITY AT THE SAME TIME.

EXISTING CONDITIONS	
Drainage to the north via wale	Drainage to the north
Drainage Area = 1,382 ac.	Drainage Area = 0.651 ac.
SCN = 56	SCN = 55
Total Existing Peak Flow Rates	
2-yr = 0.45 cfs.	2-yr = 0.45 cfs.
10-yr = 2.86 cfs.	10-yr = 2.86 cfs.
100-yr = 6.19 cfs.	100-yr = 6.19 cfs.
PROPOSED CONDITIONS	
Drainage to the north via wale	Drainage to the north
Drainage Area = 0.126 ac.	Drainage Area = 0.280 ac.
SCN = 76	SCN = 74
Total Proposed Peak Flow Rates	
2-yr = 0.23 cfs.	2-yr = 0.23 cfs.
10-yr = 0.18 cfs.	10-yr = 0.18 cfs.
100-yr = 1.14 cfs.	100-yr = 1.14 cfs.
Peak Flow Rates To The Facilities	
To Underground Facility #1	To Underground Facility #2
Drainage Area = 1,120 ac.	Drainage Area = 0.287 ac.
SCN = 58	SCN = 53
Peak Flow Rates To The Facilities	
2-yr = 5.10 cfs.	2-yr = 0.89 cfs.
10-yr = 8.18 cfs.	10-yr = 1.17 cfs.
100-yr = 11.18 cfs.	100-yr = 2.70 cfs.
Storage Required	
100-yr = 13460 cft.	100-yr = 1873 cft.
Storage Provided	
100-yr = 2588 cft.	100-yr = 2618 cft.
Allowable Release Rates (from both facilities)	
2-yr = 0.12 cfs.	2-yr = 0.12 cfs.
10-yr = 2.09 cfs.	10-yr = 2.09 cfs.
100-yr = 1.18 cfs.	100-yr = 1.18 cfs.
Actual Total Release Rates (from both facilities)	
2-yr = 0.09 cfs.	2-yr = 0.09 cfs.
10-yr = 0.74 cfs.	10-yr = 0.74 cfs.
100-yr = 0.30 cfs.	100-yr = 0.30 cfs.

## CRG APPROVAL STAMP

EXHIBITIONER'S  
EXHIBIT 1

## CRG PLAN AND SPECIAL EXCEPTION IN THE

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION IN THE  
PLANNING NO. 11-167 THE HILL UNITED PARTNERSHIP PUBLIC SERVICE NO. 91046  
ELECTION DIST. 2 COUNCILMANIC DIST. 2  
CENSUS TRACT 3021 BALTIMORE, MD  
MARCH 20, 1991  
PLAN: 1"=30'

REVISIONS	
3/29/91	REV. PARKING TAB, SWIM CHMS, & SCALE AS PER COUNTY COMMENTS
OWNER	
THE HILL UNITED PARTNERSHIP MR. HARVEY MILLER 5712 ROLAND AVENUE BALTIMORE, MARYLAND 433-2537	
APPLICANT	
THE HILL UNITED PARTNERSHIP MR. HARVEY MILLER 5712 ROLAND AVENUE BALTIMORE, MARYLAND 433-2537	

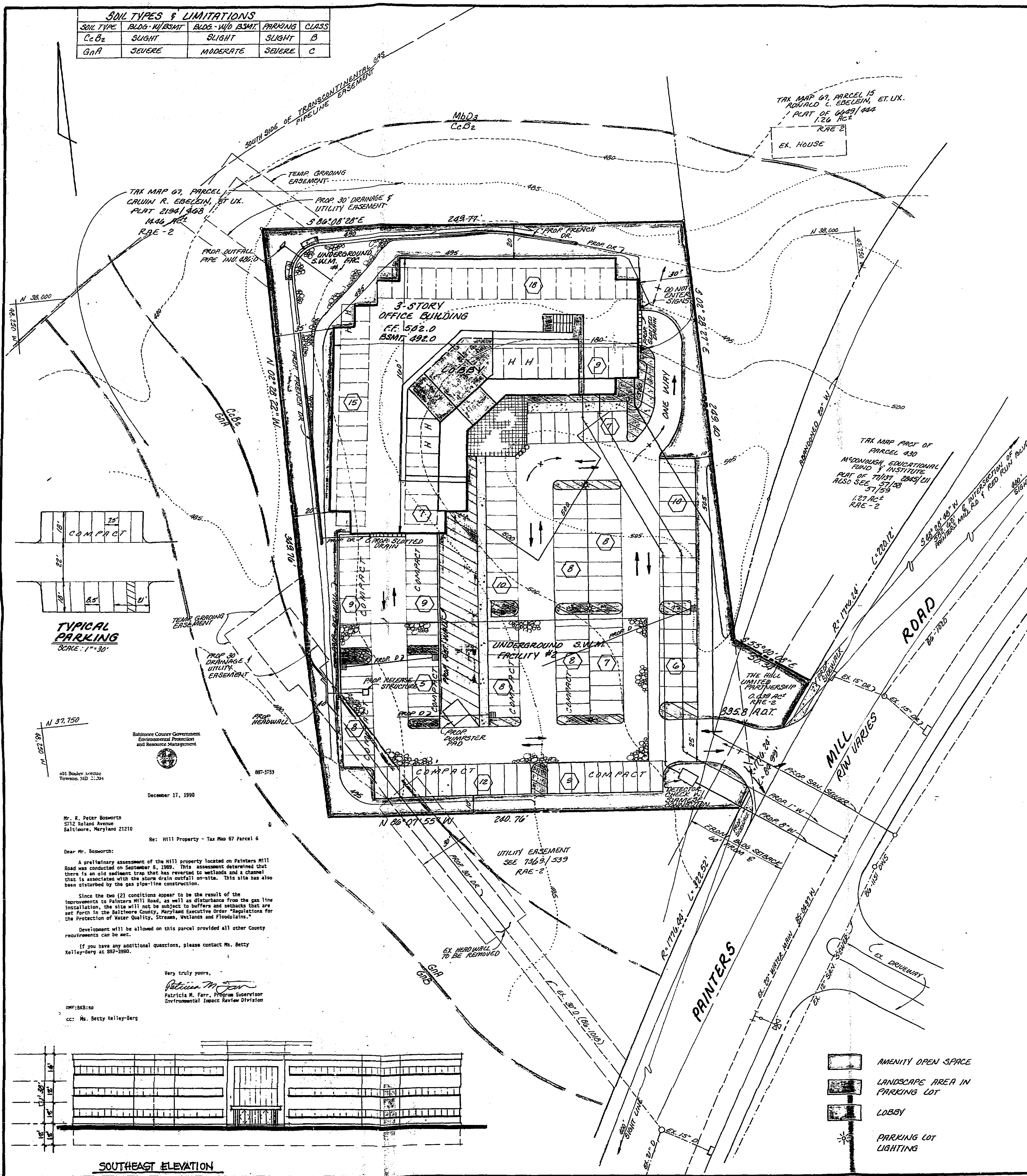
GWS

GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

658 KENILWORTH DRIVE, SUITE 100  
TOWSON, MARYLAND 21204  
(301) 825-8120

PN 6595

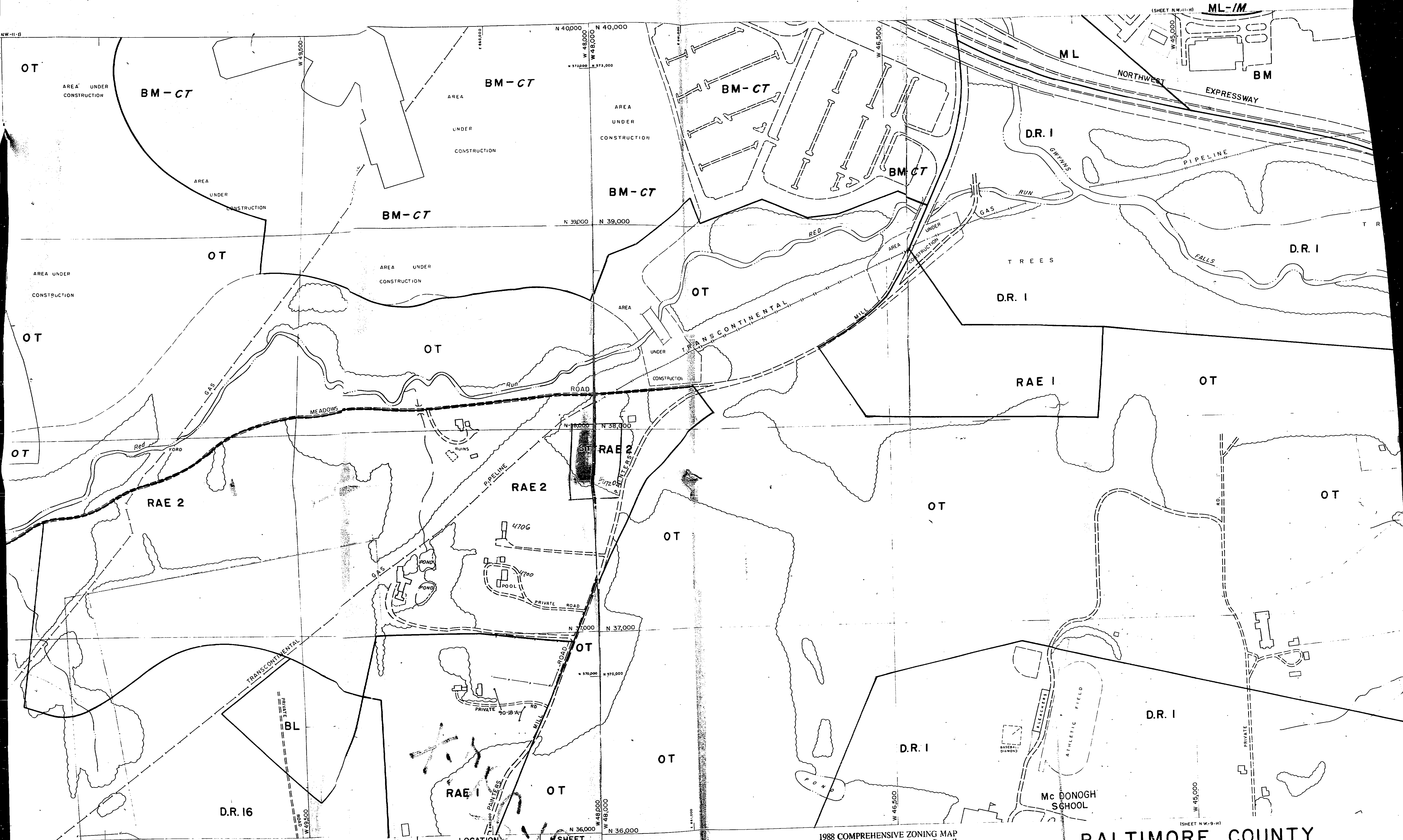


- AMENITY OPEN SPACE
- LANDSCAPE AREA IN PARKING LOT
- LOBBY
- PARKING LOT LIGHTING

SOUTHEAST ELEVATION

December 17, 1990  
Mr. R. Peter Rosow  
5712 Roland Avenue  
Baltimore, Maryland 21210  
Re: Hill Property - Tax Map 67 Parcel 6  
Dear Mr. Rosow:  
A preliminary assessment of the Hill property located on Painter's Mill Road was conducted on September 5, 1989. This assessment determined that there is an old sewer line that has been reversed to wetlands and a channel that is associated with the storm drain outlet. This site has also been disturbed by the gas pipe-line construction.  
Since the two (2) conditions appear to be the result of the improvements to Painter's Mill Road, as well as disturbance from the gas line installation, the site will not be subject to buffer and setbacks that are set forth in the Baltimore County, Maryland Executive Order. Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.  
Development will be allowed on this parcel provided all other County requirements are met.  
If you have any additional questions, please contact Ms. Betty Kelley-Smy at 863-2880.  
Very truly yours,  
Patrick M. Farr, Director  
Environmental Impact Review Division  
cc: Ms. Betty Kelley-Smy





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

SCALE  
1" = 200' ±  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986  
LOCATION  
OWINGS MILLS  
SHEET  
10-1

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88  
Chairman, County Council  
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUGHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP



FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
ENGINEERS  
608 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

November 16, 1990

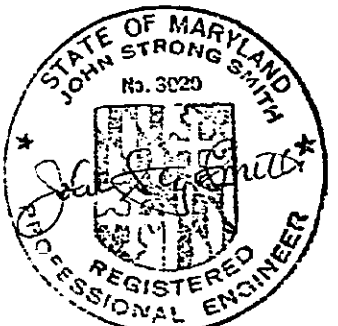
91-297-X

Description to accompany Petition for Special Exception in the RAE 2 Zoning and Variances, The Hill Limited Partnership.

Beginning for the same at a point on the northwestern side of Painters Mill Road (R/W varies), said point having Baltimore County Metropolitan District coordinate values of North 37°36.13 and West 47°55.50, said point also being South 48 degrees 28 minutes 48 seconds West 582.62 feet from center line intersection of Painters Mill Road (101 feet wide) with the center line of Red Run Blvd. (79 feet wide), running thence leaving said place of beginning, binding on the northwestern side of Painters Mill Road (R/W varies), 1) southwesterly by a curve to the left having a radius of 1776.24 feet for a distance of 84.99 feet, said curve being subtended by a chord bearing South 32 degrees 57 minutes 37 seconds West 84.98 feet, running thence leaving said road, the five following courses, 2) North 86 degrees 07 minutes 55 seconds West 240.76 feet, 3) North 02 degrees 28 minutes 22 seconds West 349.76 feet, 4) South 86 degrees 08 minutes 28 seconds East 249.77 feet, 5) South 02 degrees 28 minutes 27 seconds East 249.40 feet and 6) South 55 degrees 40 minutes 08 seconds East 50.34 feet to the place of beginning.

Containing 2.031 acres of land more or less.

(NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR CONVEYANCES OR AGREEMENTS)



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CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

91-297-X

District 2nd Date of Posting March 5, 1991

Posted for: Special Exception

Petitioner: Hill Limited Partnership

Location of property: N.W. side of Painters Mill Road, 582' SW Red Run Boulevard, 4720 Painters Mill Road

Location of Sign: N.W. side of Painters Mill Road in front of subject property

Remarks: \_\_\_\_\_

Posted by: J. J. Arata Date of return: March 8, 1991

Number of Signs: 1

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204, as follows:

Case Number: 91-297-X  
NW/5 Painters Mill Road, 582' SW Red Run Boulevard, 4720 Painters Mill Road  
2nd Election District - 2nd Councilmanic District  
Petitioner(s): Hill Limited Partnership  
HEARING: FRIDAY, APRIL 5, 1991 at 2:00 p.m.

Special Exception for office buildings.

By: \_\_\_\_\_  
Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3-8-91

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3-7-91

THE JEFFERSONIAN,  
Publisher  
S. Zebe Olson  
\$ 32.83

CERTIFICATE OF PUBLICATION

Pikesville, Md., 3/6-91

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 7th day of March 1991

the first publication appearing on the 6th day of March 1991

the second publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_ 1991

the third publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_ 1991

THE NORTHWEST STAR  
Manager J. Robert Hines  
Cost of Advertisement \$ 20-

LEGAL NOTICE

BALTIMORE COUNTY GOVERNMENT  
ZONING DEPARTMENT  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204

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HEARING: FRIDAY, APRIL 5, 1991 at 2:00 p.m.

Special Exception for office buildings.

By: \_\_\_\_\_  
Zoning Commissioner of Baltimore County

SPECIAL EVENTS

"Tribute to Elvis" will take place on Sat. March 9 at 7 p.m. in the main ballroom of the Pikesville Hilton Inn to benefit the Children's Cancer Foundation. Dance will follow. Tickets \$15 in advance/\$17 at the door. (446-4744).

At its 35th Annual Dinner on Tues. March 12, Beth Israel Men's Club will honor Jack Mizansky, its president from 1976-1979 and from 1988-1991. The 7:30 p.m. dinner and program will be preceded by cocktails and buffet at 6 p.m. at Danville's Blue Crest, 401 Belts Rd. Comedian Terry McGrath will emcees. Tickets \$70 p.p. and will benefit youth programs at Beth Israel. For reservations, call co-chairman Stuart Krouss, 922-7954 or Joe Minor, 655-0273 on Synagogue office at 922-6565.

The Brothers Zim will perform at Beth Jacob on March 10 at 7:30 p.m. at 5715 Park Heights Ave. They will be joined by Beth Jacob's Cantor Ben Zion Weiss. To reserve seats at \$18 & \$25, call 466-1266.

The Federation of Jewish Women's Organizations of Md. will hold its 75th Diamond Jubilee Convention on March 11 at 11:45 a.m. Reservations not required. For info, call Esther Greenfield at 542-4900, ext. 220. (655-5080).

Free film series for seniors at the JCC, 5700 Park Heights Ave., rm. 23. "Chicken Soup," a humorous comedy, and "Horizons of Hope," a Yiddish travelogue of Tel Aviv, will be shown on Wed. March 13. Films on Passover are planned for Wed. March 20. All films will be shown from 11:15 a.m. Reservations not required. For info, call Esther Greenfield at 542-4900, ext. 220. (655-5080).

Amie Women, Sarah Riklow Chapter, will hold their Annual Youth Aiyah Luncheon Mon. March 11 at 11:00 a.m. at Shalom Zion Synagogue on Park Heights Ave. Mrs. Bernice Honick will be honored for her many years of exemplary service to Amie Women. Michelle Batzerdorfer, Amie Magazine Editor-in-Chief will speak and Dede Lipsey will present a piano interlude. Reservations. (655-4141).

Film

The Yiddish film classic "Mamele's Little Mother," will be screened on Thurs. March 14 at 7:30 p.m. at the Struss Auditorium of the Park Heights JCC. Nat Schein, leader of the Yiddish Club, will introduce the film and lead a discussion afterwards. Tickets \$3 for JCC members/\$5 non-members. (542-4900).

receipt

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

Date

Please Make Checks Payable To: Baltimore County 91294-0000-17-99

Cashier Validation

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 887-3353

DATE: 3-12-91

Hill Limited Partnership  
200 Village Square - Village of Cross Keys  
Baltimore, Maryland 21210

RE:  
Case Number: 91-297-X  
NW/5 Painters Mill Road, 582' SW Red Run Boulevard  
4720 Painters Mill Road  
2nd Election District - 2nd Councilmanic District  
Petitioner(s): Hill Limited Partnership  
HEARING: FRIDAY, APRIL 5, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$ 77.83 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SIGN(S) RETURNED ON THE DAY OF THE HEARING OR THE QUOTE SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN & POST SIGN(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Hines  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

cc: John B. Howard, Esq.

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 887-3353

February 11, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-297-X  
NW/5 Painters Mill Road, 582' SW Red Run Boulevard, 4720 Painters Mill Road  
2nd Election District - 2nd Councilmanic District  
Petitioner(s): Hill Limited Partnership  
HEARING: FRIDAY, APRIL 5, 1991 at 2:00 p.m.

Special Exception for office buildings.

J. Robert Hines  
Zoning Commissioner of Baltimore County

cc: Hill Limited Partnership  
John B. Howard, Esq.

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 887-3353

March 27, 1991

John B. Howard, Esquire  
Venable, Baetjer and Howard  
Towson, MD 21204

RE: Item No. 264, Case No. 91-297-X  
Petitioner: Hill Limited Partnership  
Petition for Special Exception

Dear Mr. & Mrs. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINTARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Harvey L. Miller  
Hill Limited Partnership  
200 Village Square  
Village of Cross Keys  
Baltimore, MD 21210

receipt

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

Date

91-297

91090904

PUBLIC HEARING FEES QTY PRICE

POSTING SIGNS / ADVERTISING 1 X \$77.83

TOTAL: \$77.83

LAST NAME OF OWNER: HILL LTD PART

Please Make Checks Payable To: Baltimore County 91294-0000-17-99

Cashier Validation



Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this  
17th day of January, 1991.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

*James E. Long*  
James E. Long  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Hill Limited Partnership, et al  
Petitioner's Attorney: John B. Howard

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner  
DATE: March 7, 1991  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: Hill Limited Partnership, Item No. 264

In reference to the petitioner's requested Special Exception, staff offers the following comments:

A C.R.G. hearing is required for this project; a waiver will not be considered because the property is located within a growth area.

The applicant's site is located within the Owings Mills Growth Area and Town Center. Lying within the high density residential core development area, the subject property is zoned RAB II.

The project is also a part of Developable Sub Area (D.S.A.) #4 as designated in the adopted Owings Mills Plan. Regarding the subject of high density residential development, the plan states, "Proximity to the Town Center and park land, plus good access upon extension of Owings Mills Boulevard, make this area attractive for high and medium density residential development. Office uses are better located in D.S.A. #3 where they are less visually prominent."

The applied zoning for Owings Mills has provided sufficient acreage for office and industrial uses at specific locations. Consideration of an office use at this location is inconsistent with the implementation of the Owings Mills plan. Should a full office market assessment be provided, a very strict application of the intent of the Owings Mills Plan should be applied.

The Office of Planning and Zoning recommends the petitioner's request be denied.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

**received**  
3/12/91

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: March 28, 1991  
TO: Mr. J. Robert Haines  
Zoning Commissioner  
FROM: Rahee J. Famili  
SUBJECT: Z.A.C. COMMENTS  
Z.A.C. MEETING DATE: January 16, 1991  
ITEM NUMBER: 264

Dear Mr. Haines:

This office does not support the requested special exception for this site.

The proposed change in the type of development will potentially increase the peak hour trip generations, from this site, by over 60 percent. This change should be addressed through the Comprehensive Zoning process, so that a comprehensive area traffic study is conducted and the impact is further examined to determine if sufficient roadway capacity is available to handle the potential traffic volume increase.

This office recommends that the request be denied.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RUE/lvd

Baltimore County  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, Maryland 21294-6500  
(801) 887-4600  
Paul H. Reincke  
Chief

JANUARY 4, 1991



Dennis P. Rasmussen  
County Executive

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: HILL LIMITED PARTNERSHIP  
Location: #4720 PAINTERS MILL ROAD  
Item No.: 264 Zoning Agenda: JANUARY 16, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Chris Long* 1-8-91 Noted and Approved *Captain J. Brady* 1-8-91  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK

**received**  
1/10/91

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION AND RESOURCE MANAGEMENT

1/3/91  
Date

**received**  
1/8/91

Zoning Commissioner and Zoning  
Office of Planning  
County Office Building  
Towson, Maryland 21204

Zoning Item # *264*, Zoning Advisory Committee Meeting of *January 16, 1991*

Property Owner: *Hill Limited Partnership* District: *2*

Location: *4720 Painters Mill Road* Sewage Disposal: *meteo*

Water Supply: *meteo*

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for an existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- ( ) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- ( ) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation process which exhausts into the atmosphere.
- ( ) A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation process which exhausts into the atmosphere.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations.
- ( ) Prior to complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- ( ) Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the Petitioner must contact the Bureau of Air Quality Management regarding removal of such tanks.
- ( ) Soil percolation tests, have been \_\_\_\_\_ must be \_\_\_\_\_ conducted.
- ( ) The results are valid until \_\_\_\_\_.
- ( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test ( ) shall be valid until \_\_\_\_\_.
- ( ) This must be accomplished prior to conveyance of property ( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- ( ) In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- ( ) Others

*James E. Long* 1/14/91  
BUREAU OF WATER QUALITY AND RESOURCE  
MANAGEMENT

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: January 14, 1991  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for January 16, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 205 revised, 261, and 263.

For 91-94 SPH (Rock Church), the previous County Review Group comments are applicable.

For Item 264, a County Review Group Meeting is required.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND  
Inter-Office Correspondence

TO: Pat Keller  
Deputy Director of Planning  
DATE: April 17, 1991  
FROM: Ann M. Nastarowicz  
Deputy Zoning Commissioner  
SUBJECT: Landscape Plans  
Christiana International Corp. - Case No. 91-296-A  
Hill Limited Partnership - Case No. 91-297-A

Enclosed please find copies of the Orders issued in the above-captioned matters. In previous telephone conversations with Jeff Long, it was agreed that your office would work with the Petitioners in both cases to develop a high-quality landscape plan and the possibility of their phasing in the landscaping required over a period of time to offset the cost.

The type of landscaping I'm looking for in the Christiana International Corporation case (McDonald's) is that similar to the landscaping required in the McDonald's case on Cranbrook Road, Case No. 90-491-A. In my opinion, the most visible areas to the public should be landscaped first, if done in phases.

Should you have any questions on the subject, please feel free to contact me. Thank you for your attention in this matter.

JRH:bjs

cc: Jeff Long  
Case Files (2)

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert E. Covey DATE: 3/25/91  
FROM: Stephen E. Weber  
SUBJECT: C.R.G. COMMENTS

PROJECT NAME: *Hill limited part.*  
LOCATION: *Painters mill Road*

*This office does not support the change proposed in going for this site. The estimated trip generation by this site needs to be approximately 650 ADT.*

*160  
A  
640*

*Rahee J. Famili*



(Over

WCR:SC<sup>+</sup>
$$2^{\frac{1}{2}} = 2^{\frac{1}{2}}$$

The property in question is zoned M.L. with an M.I. district. In 1979, as was required by the new trucking legislation, a site plan was presented and approved at that time. While the use was grandfathered in, the site plan denoted that within 27 months this site would be paved. The site at that time contained 3.4 acres. Protestants aver that since this paving was never completed the

The Board will therefore find as a fact from the testimony and evidence submitted and the Memorandums filed that the special exception for a trucking facility containing 5.4 acres must be denied and that a nonconforming use for a trucking facility of 3.4

Harry E. Buchheister, Jr.

The Petitioners request the longer period of time because they do not believe they will be in a position to commence construction of

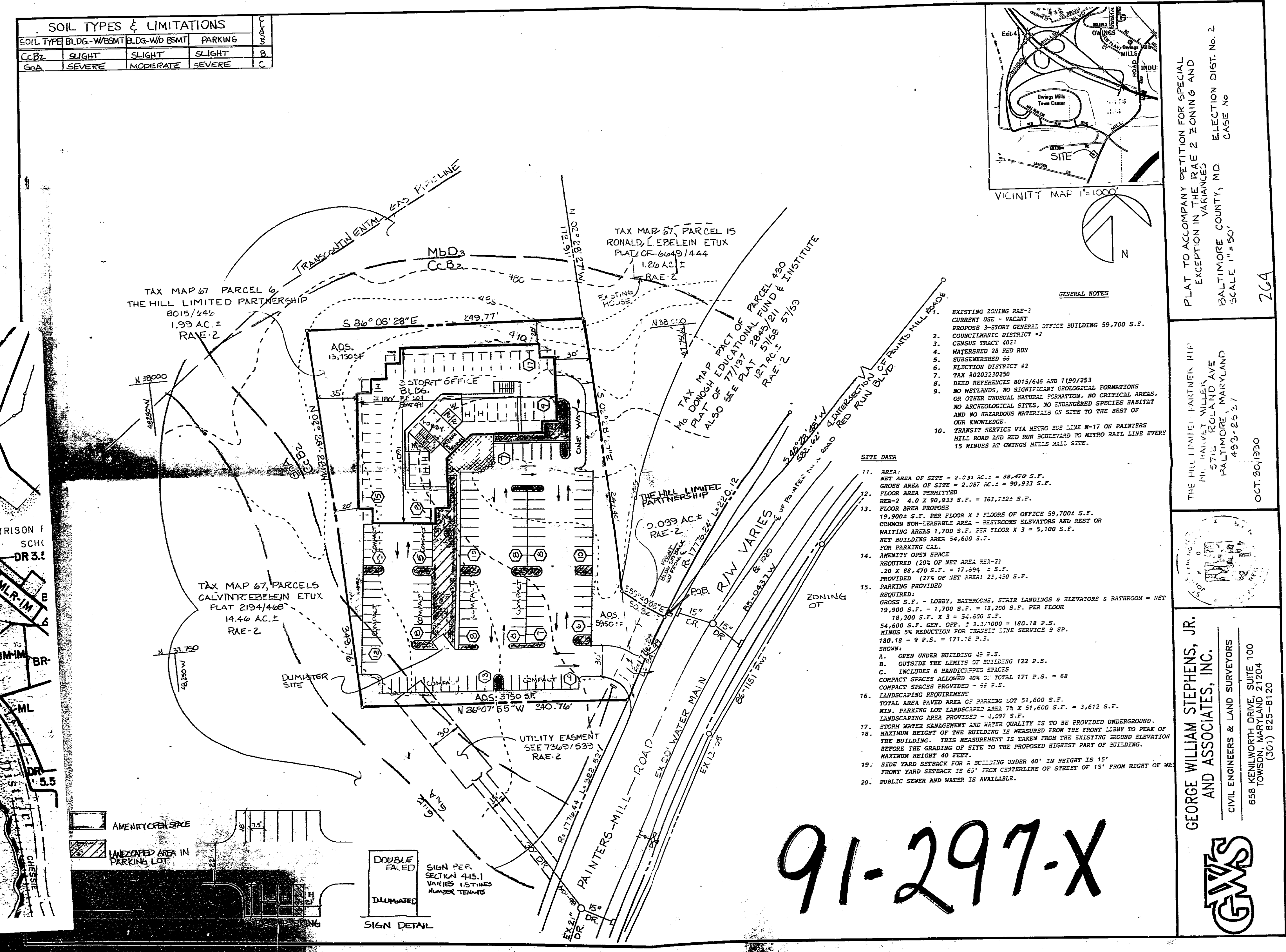
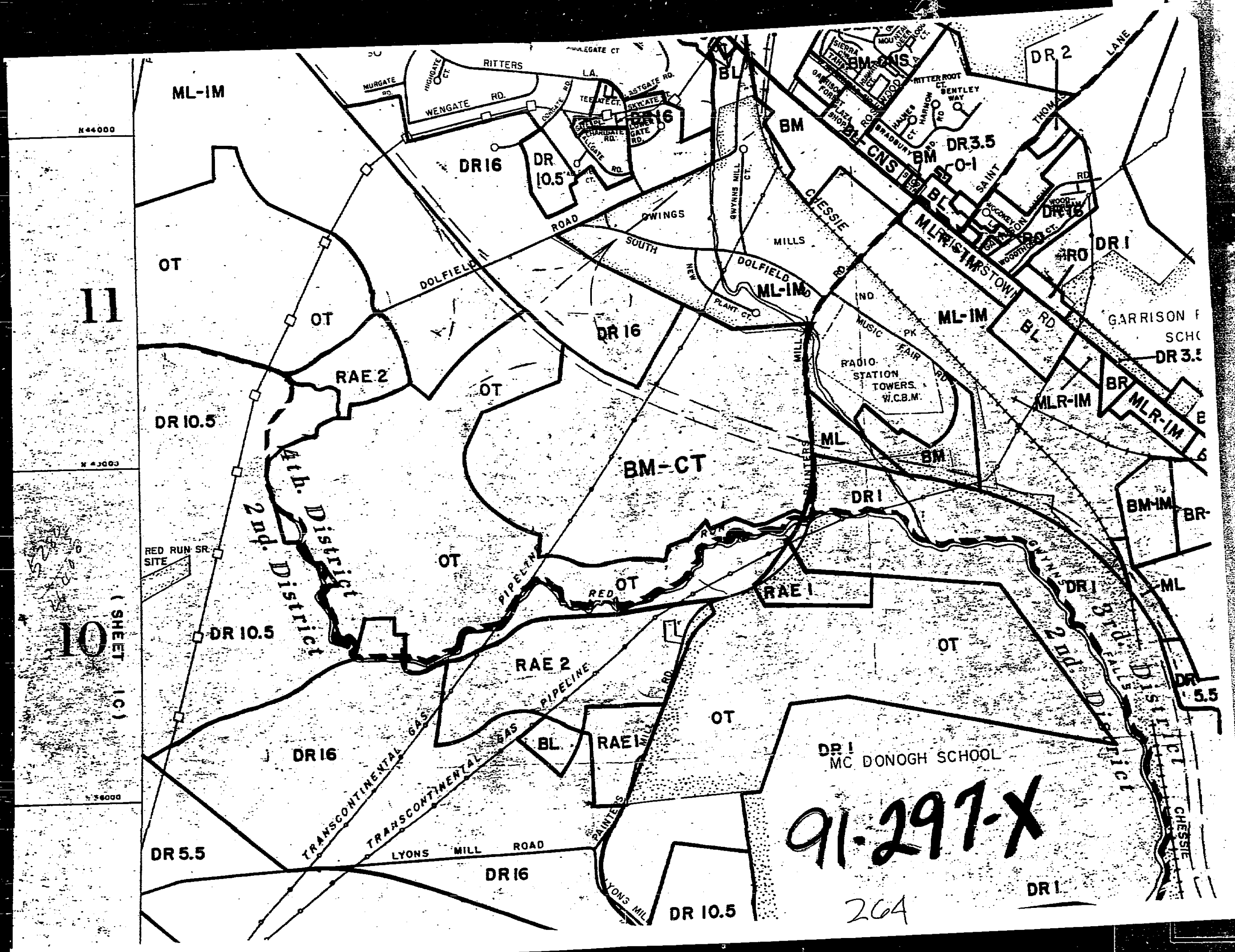
RAH/tls  
cc: Harvey L. Miller  
Henry F. Lebrun  
Peter Bosworth



PLEASE PRINT CLEARLY

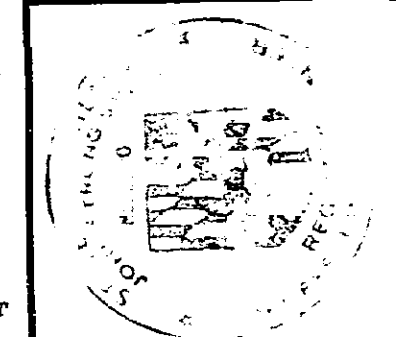
PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Rob Hoffman	210 Allegheny Ave
John Howard	210 Allegheny Ave
Harvey Miller	12277 Cress Ridge - Longville
MICKEY CORNELIUS	40 W. CHESAPEAKE AVE
DEAN HOOVER	1528 KENILWORTH DR
PETER BOSWORTH	5712 ROLAND AVE
HENRY LEBRON	212 WASHINGTON AVE
Ross Daniels - partner	3209 CHASE Rd.
PETER POWELL	2204 MARYLAND AVE 21218
BILL KIRWIN	23 E. SIMONEHANNA AVE TOWSON 21204



PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION IN THE RAE 2 ZONING AND VARIANCES  
BALTIMORE COUNTY, MD. ELECTION DIST. NO. 2  
CASE NO. 93-2527  
SCALE 1"=50'

THE HILL LIMITED PARTNERSHIP  
7712 ROLAND AVE  
BALTIMORE, MARYLAND  
493-2527  
OCT 30, 1990



GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
658 KENILWORTH DRIVE, SUITE 100  
TOWSON, MARYLAND 21204  
(301) 825-8120



91-297-X



Case  
91-297-X

PROFESSIONAL MEDICAL  
OFFICE BUILDING

SITE

OFFICE BUILDING

MACY'S

TOWN CENTER

INTERSECTION OF RED RUN BLVD. & PAINTERS  
MILL / LOOKING WEST

EXHIBIT 5A

Ann M. Restarovich

PETITIONER'S  
EXHIBIT 5A

SITE LOOKING NORTH

TAKEN FROM SOUTH SIDE KNOLL  
AT OFFICE PARK

EXHIBIT 5C

SITE NORTH SIDE  
PAINTERS MILL

TOWN CENTER

RED RUN BOULEVARD

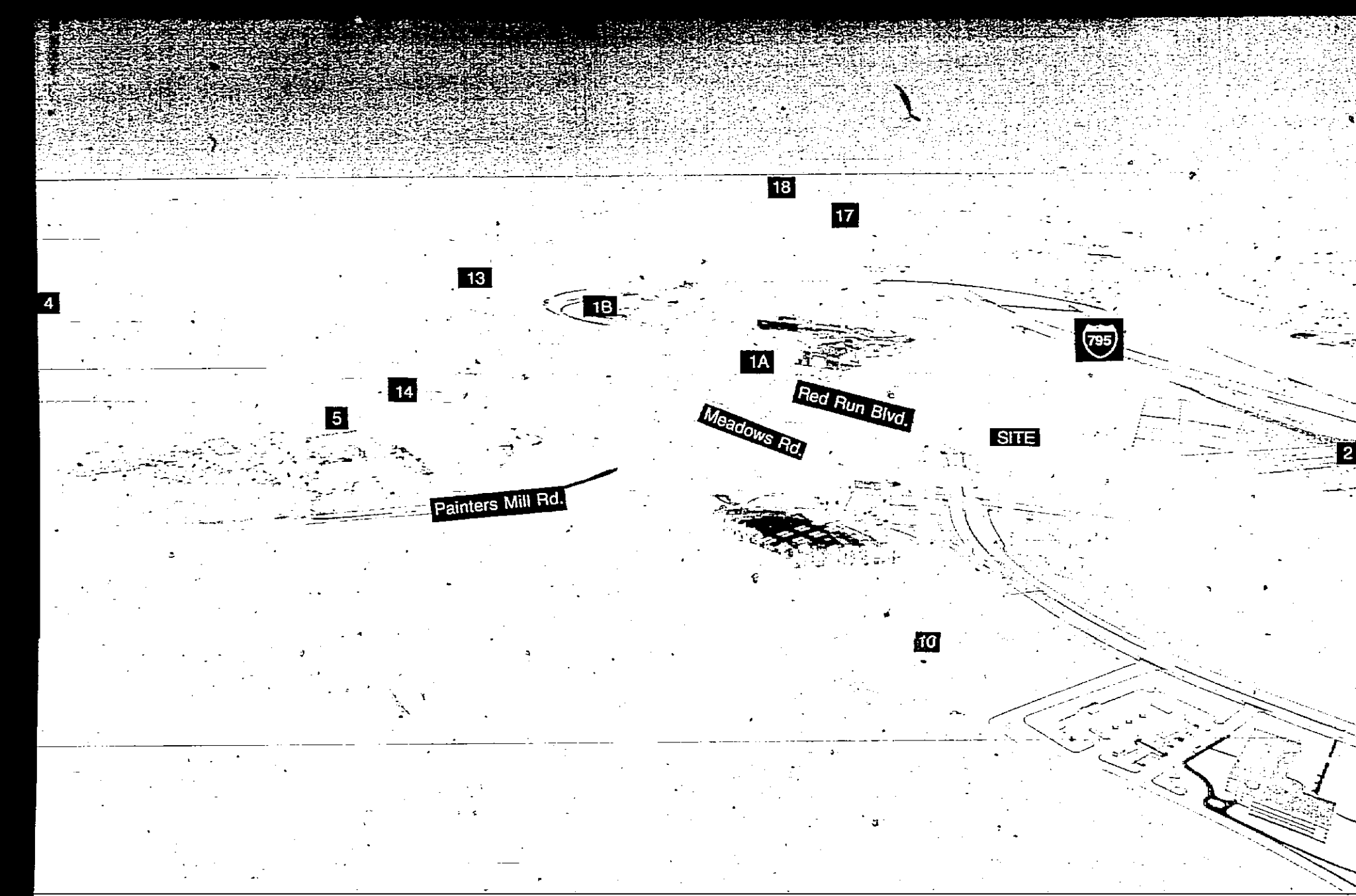
TAKEN FROM CORPORATE CENTER

EXHIBIT 5B

OWINGS MILLS CORPORATE CENTER

LOOKING AT ENTRY-CAMPUS DRIVE

EXHIBIT 5D





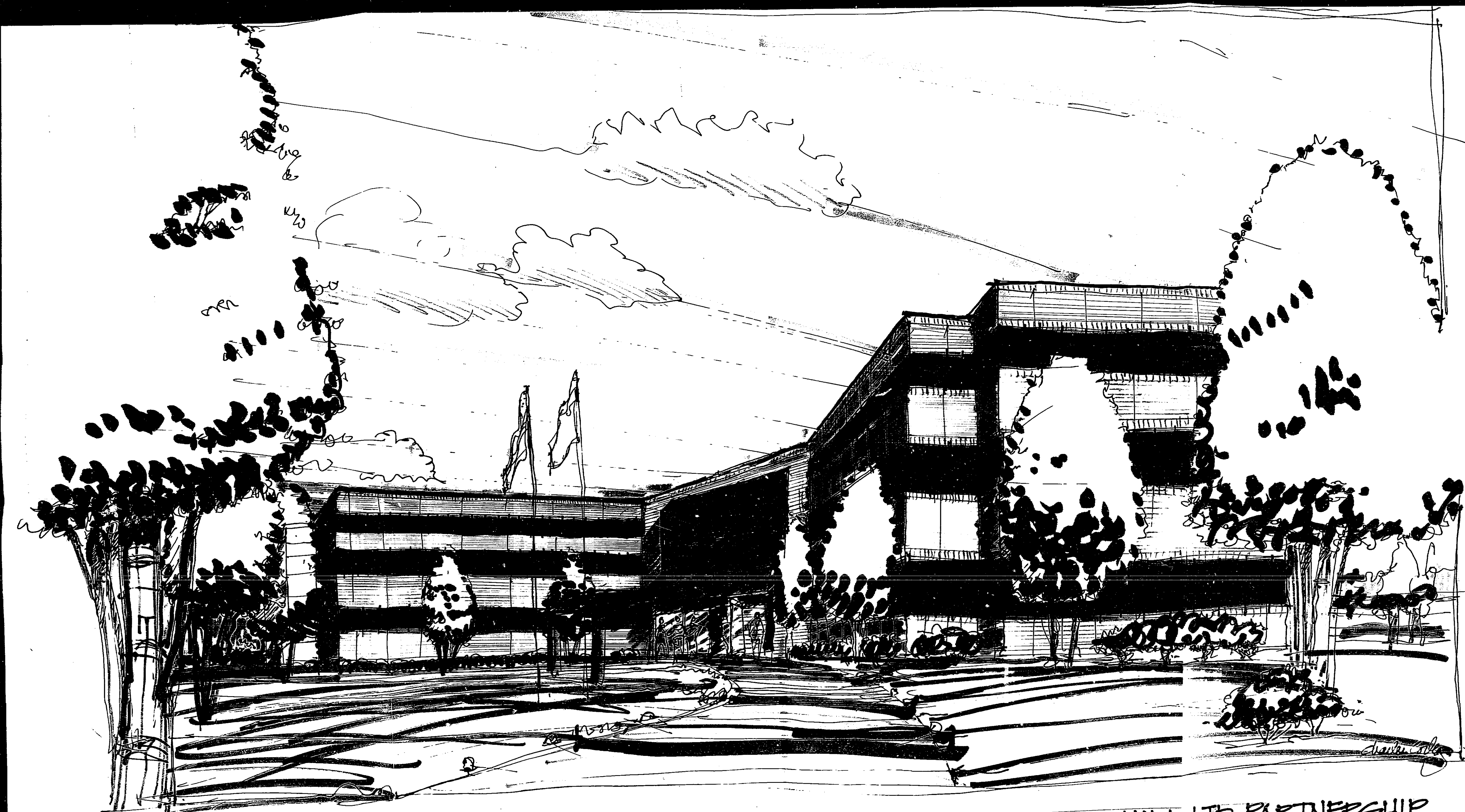
# TRAFFIC DATA FOR HILL LIMITED PARTNERSHIP

Existing Zoning: RBA-2  
 Gross Area of Site: 2.087 Acres  
 Net Area of Site: 2.031 Acres  
 Maximum F.A.R.: 4.0  
 Maximum Building Area: 2.087 Acres x 43,560 Sq. Ft./Acre x 4.0 = 363,732 Sq. Ft.  
 Maximum Residential Units: 2.031 x 80 Units/Acre = 162 Units  
 Permitted as a matter of right: 25% of Building for Office Use or,  
 20% Office and 5% Retail Use  
 Permitted under Special Exception: Office Development  
 Proposed Use: 59,700 Sq. Ft. G.F.A. Office Building

## Trip Generation Comparisons

	Morning Peak Hour			Evening Peak Hour			Daily Trips
	In	Out	Total	In	Out	Total	
A. Maximum development as a matter of right vs. proposed use							
Maximum Development: 162 Apartments and 90,933 Sq. Ft. Office							
Trips/162 Apartments	15	70	85	83	39	122	1010
Trips/90,933 Sq. Ft. Office	161	24	185	29	153	182	1277
Subtotal	176	94	270	112	192	304	2287
Proposed Use: 59,700 Sq. Ft. Office							
Trips/59,700 Sq. Ft. Office	112	17	129	20	108	128	932
Net Change:	-64	-77	-141	-92	-84	-176	-1355

PETITIONER'S  
 EXHIBIT 31



OFFICE BUILDING  
 HILL PROPERTY  
 PAINTERS MILL ROAD  
 OWINGS MILLS, MARYLAND

OWNER: THE HILL LTD. PARTNERSHIP  
 ARCHITECTS: BECK POWELL & PARSONS INC.

PETITIONER'S  
 EXHIBIT 4

## LAND USE: 220 APARTMENT

### DESCRIPTION AND TRIP CHARACTERISTICS

Apartments in this analysis include both low-rise or "walk-up" dwellings and high-rise multifamily dwellings. Included in this category were all the studies that did not specify the type (height) of apartment studied. An apartment is defined as a rental dwelling unit that is located within the same building as at least three other dwelling units. Examples of this category are fourplexes and all types of apartment buildings.

### DATA LIMITATIONS

The trip rates have been identified to be different for measurements made prior to 1973 than for measurements made after 1973. Consequently, rates are provided for all of the data through 1986 and for data collected after 1973.

### AVERAGE WEEKDAY TRANSIT TRIP ENDS

No data available.

### ADJUSTMENT FACTORS

This land use includes data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there could be as wide a variation in trips generated within this category as there is between different residential land uses. As expected, dwelling units that were larger in size, more expensive, or farther away from the central business district had a higher trip generation rate per unit than those smaller in size, less expensive,

or closer to the CBD. However, other factors, such as geographic location and type of adjacent and nearby development, also had an effect on the trip generation rate.

The Federal Highway Administration developed adjustment factors for average weekday trip rates for residential land uses and their associated demographic characteristics. These characteristics included household size, vehicle ownership, and dwelling density. The adjustment factors shown below are to be added or subtracted from the average weekday trip rates, using dwelling units as the independent variable. Any combination of adjustment factors may be applied to the trip rate. However, if residential characteristics are not available, then the average rate or equation would be utilized. Peak hour trip rates can be adjusted by the ratio of the average weekday adjusted trip rate to the average weekday trip rate.

Characteristic	Adjustment Factor <sup>a</sup>
Household Size	
1-2	-1.0
2-3	+0.9
>3	+2.8
Vehicles Owned	
0-1	-0.3
1-2	+0.2
>2	+1.3
Density (Dwelling Units/Acre)	
0-15	-0.2
15-25	0.0
>25	+0.4

### SOURCE NUMBERS

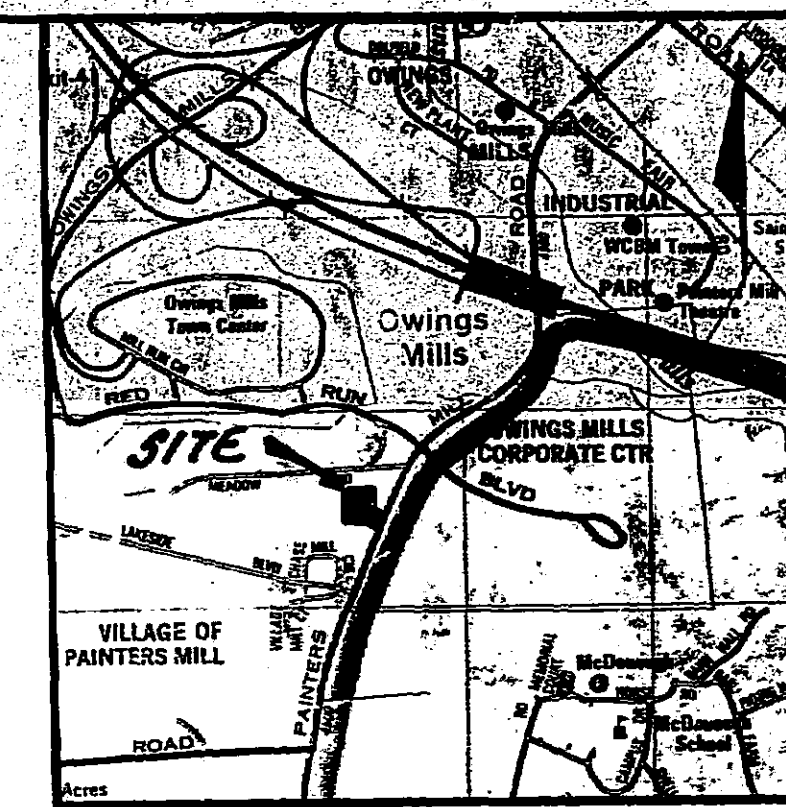
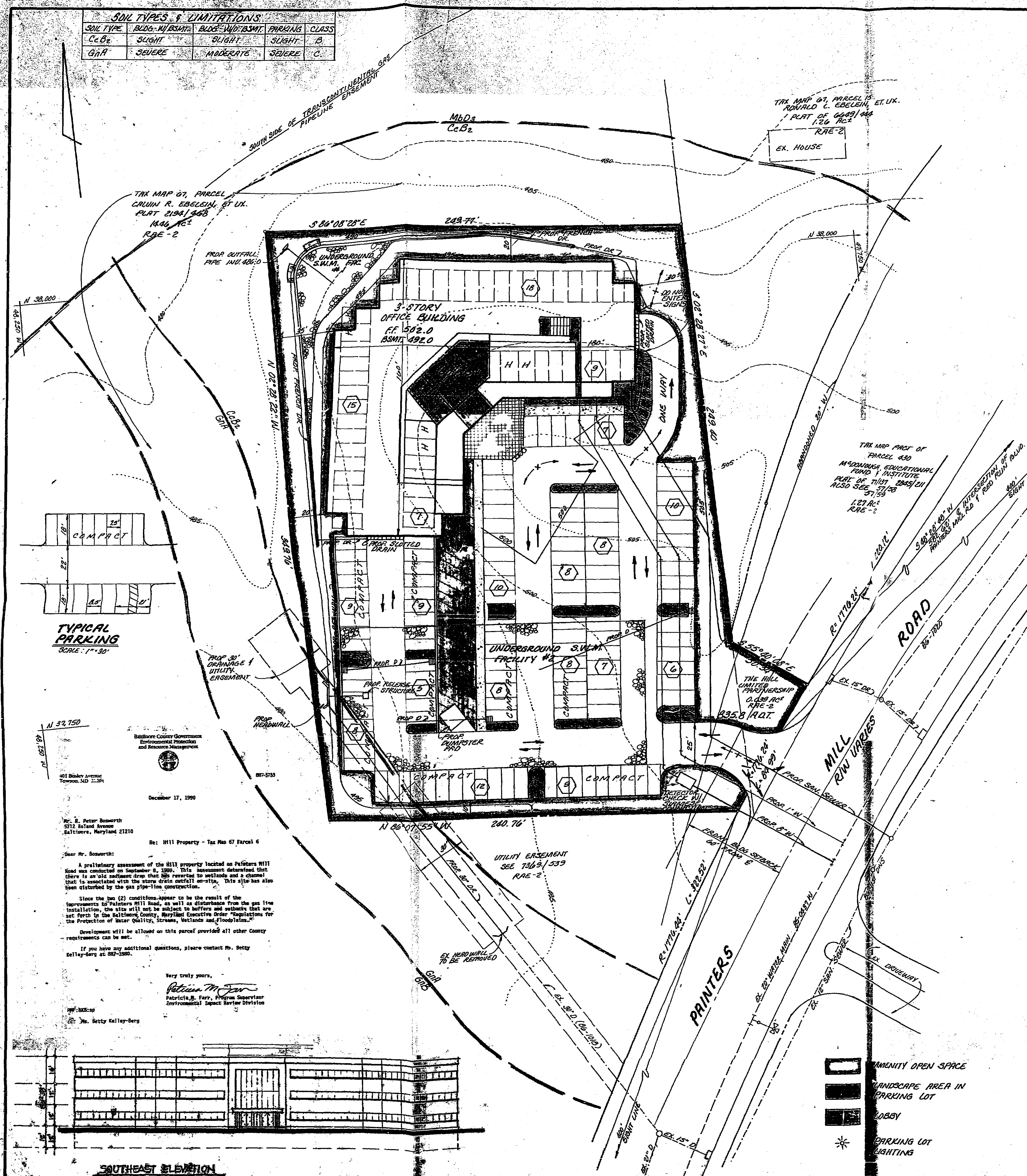
2, 4, 5, 6, 9, 10, 11, 12, 13, 14, 16, 19, 20, 24, 34, 35,  
 40, 72, 100, 108, 188, 192, 204, 211

<sup>a</sup>U.S. Department of Transportation, Federal Highway Administration, Development and Application of Trip Generation Rates, Kallercio, January 1985.  
<sup>b</sup>Adjustment factor to be added to (or subtracted from) the mean daily trip rate.

PETITIONER'S  
 EXHIBIT 33



SOIL TYPES & LIMITATIONS			
SOIL TYPE	ROADWAY	ADJACENT	CLASS
CC-6	SLIGHT	SLIGHT	B
GA-1	SEVERE	MODERATE	C



**CRG APPROVAL STAMP**

Rev. CRG Plan

**CRG PLAN AND**  
**PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION IN THE**  
**RAE-2 ZONING AND VARIANCES**  
**THE HILL UNITED PARTNERSHIP PUBLIC SERVICE NO. 9106**  
**COUNCILMANIC DIST. 2**  
**BALTIMORE, MD**  
**PLANNING NO. 2**  
**ELECTION DIST. 2**  
**CENSUS TRACT 4001**  
**MARCH 23, 1991**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	3/23/91	REV. PARKING TRS, S.H.M. COMPS, & SCALE AS PER COUNTY COMMENTS

**OWNER**  
 THE HILL UNITED PARTNERSHIP  
 MR. HARVEY MILLER  
 5712 ROLAND AVENUE  
 BALTIMORE, MARYLAND  
 433-2537

**APPLICANT**  
 THE HILL UNITED PARTNERSHIP  
 MR. HARVEY MILLER  
 5712 ROLAND AVENUE  
 BALTIMORE, MARYLAND  
 433-2537

**GEORGE WILLIAM STEPHENS, JR.**  
**AND ASSOCIATES, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 658 KENILWORTH DRIVE, SUITE 100  
 TOWSON, MARYLAND 21204  
 (301) 825-8129

PM 6595